



# PLANNING NEWS

## FREDERICK COUNTY DIVISION OF PLANNING

Frederick County  
Government

APRIL 2006

### COMPREHENSIVE PLANNING

#### AGRICULTURAL LAND PRESERVATION NEWS

The Frederick County Agricultural Land Preservation Program will be hosting a series of informational meetings at local Elementary Schools. The purpose of Agricultural Land Preservation is to protect and preserve prime farmland and natural resource based industries for future food and fiber production. Land is protected through the purchase of development rights where landowners are paid for protecting their land. Programs that will be discussed at the meetings include: The Maryland Agricultural Land Preservation Foundation (MALPF), the Maryland Rural Legacy Program, Frederick County's Installment Purchase Program, Frederick County's Critical Farms Program, and other preservation options. The meetings will consist of a presentation given by Frederick County staff, as well as a question/answer period for the public. Please join us at any of the following dates:



<i>Walkersville Region Plan Update</i>	<b>2</b>
<i>Municipalities Update Plan</i>	<b>3</b>
<i>New Market Region Plan Update</i>	<b>3</b>
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<i>Certificate Course in Urban Planning</i>	<b>5</b>
<i>Census Information</i>	<b>6-9</b>
<i>Board of Appeals</i>	<b>10</b>

#### Where?

Valley Elementary School

Thurmont Elementary School

Middletown Elementary School

Carroll Manor Elementary School

New Midway Elementary School

#### When?

Monday, April 10, 2006 @ 7 pm

Tuesday, April 11, 2006 @ 7 pm

Wednesday, April 19, 2006 @ 7 pm

Thursday, April 20, 2006 @ 7 pm

Tuesday, April 25, 2006 @ 7 pm

For more information please contact Tim Blaser, Program Administrator, at (301) 694-2513, [tblaser@fredco-md.net](mailto:tblaser@fredco-md.net) or Anne Bradley @ (301) 694-1474, [abradley@fredco-md.net](mailto:abradley@fredco-md.net)

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md.us/planning](http://www.co.frederick.md.us/planning)**

**WALKERSVILLE REGION PLAN UPDATE**

## Walkersville Region Plan Update—Public Hearing Draft Release Open Houses and Public Hearing

We are moving into the next phase of the Walkersville Region Plan Update with the release of the Public Hearing Draft Plan. The Plan is available on the Planning Division webpage at [www.co.frederick.md.us/planning](http://www.co.frederick.md.us/planning). Hard copies of the Plan will be available at the open houses or from the Planning Division office in Winchester Hall.

The Walkersville Region Plan will: address proposed land uses during the next 20 years; identify community facility needs for schools, parks, and water and sewer; and identify transportation needs. In addition to looking at the 20-year land use plan the County will be undertaking a comprehensive rezoning of the Region to address development needs for the short-term.

### *Open Houses*

<i>Thursday, April 13</i>	<i>Thursday, April 20</i>	<i>Thursday, May 4</i>
<i>5:00 to 8:00 pm</i>	<i>5:00 to 8:00 pm</i>	<i>5:00 to 8:00 pm</i>
<i>at the</i>	<i>at the</i>	<i>at the</i>
<i>Woodsboro Fire Hall</i>	<i>Libertytown Fire Hall</i>	<i>Walkersville Town Hall</i>
<i>3rd St., Woodsboro</i>	<i>South St</i>	<i>21 W. Frederick St.</i>

Following these open houses the Frederick County Planning Commission will hold a public hearing to solicit comments from the public regarding the Public Hearing Draft Plan. Testimony will be limited to 3 minutes for individuals and 10 minutes for groups recognized by the Chair. Comments may be made at the public hearing and/or written comments may be sent via mail or e-mail to the Frederick County Division of Planning by May 24, 2006.

### Public Hearing—County Planning Commission

Wednesday, May 24, 2006  
7:00 pm  
Walkersville Town Hall  
21 W. Frederick St., Walkersville

For more information please contact Hilari Varnadore, Project Planner, at 301-696-2941 or via e-mail at [hvarnadore@fredco-md.net](mailto:hvarnadore@fredco-md.net).



### **MUNICIPALITIES UPDATE PLAN**

Two Frederick County municipalities have begun the process of updating their local Master Plans – sometimes referred to as ‘Comprehensive Plans’. Article 66B, Maryland’s planning and zoning enabling legislation, mandates that towns and cities regularly review, and update if necessary, their comprehensive plans. Because Maryland law requires consistency between the goals and policies outlined in comprehensive plans and basic plan implementation laws such as zoning ordinances and subdivision regulations, towns, cities and counties often find that the need to revise the local zoning map provides a practical reason to update their plans.

Thurmont’s Master Plan update began with the mailing of planning surveys to all households in the Town in November of 2005. The recent release of these survey results identified several key issues facing the community including: the rate of housing growth, the condition of public infrastructure, and preservation of the Town’s small town character. A series of public master plan meetings kicked off in early April with a “Community Brainstorming Workshop”. The next event, a “Goals and Objectives Workshop”, will take place in mid-May. At least one more public workshop will take place before the Planning & Zoning Commission begins the task of developing a draft version of the updated Master Plan this summer. The draft plan will be presented to the public in the Fall of 2006.

The City of Brunswick’s newest planner, Jack Whitmore, will be in charge of their process, which parallels the Thurmont experience. A survey has just been sent to each Brunswick property owner to determine the needs and opinions of their citizens. Renters, and other persons of interest can obtain copies of the survey at City Hall, and the library. Collection boxes for completed surveys are also at City Hall and the library. The Brunswick Citizen will be running a series of articles exploring some of the topic covered in the survey. The deadline for completed surveys is April 17.

The update of the Brunswick Master Plan will hold to a tight schedule. The Brunswick Planning Commission will hold a public Open House at City Hall on May 15 at 7PM to display the Staff’s initial Rough Draft of the Master Plan based on the survey input and other information. This draft will be sent

along with comments from the Open House, to all City Departments and adjoining jurisdictions to receive their input.

By the end of June, the Planning Commission Draft will be sent to state agencies for their formal 60 day review. A public hearing on the Planning Commission Draft will be held on August 28. Comments will be incorporated into the Planning Commission Draft at their direction, and a final version will be discussed at a joint workshop of the Mayor and Council and the Planning Commission. The final public hearing on the Master Plan will be at a Mayor and Council hearing, tentatively scheduled for November 28. Adoption of the Plan is scheduled for December 12, 2006.

### **NOTICE OF PUBLIC HEARING ON THE BOARD OF COUNTY COMMISSIONERS’ DRAFT NEW MARKET REGION PLAN**

The Board of County Commissioners will hold a public hearing on their Draft New Market Region Plan on Tuesday, April 25, 2006 at 7:00 pm at Linganore High School, 12013 Old Annapolis Road, Frederick.

Individuals Will have five (5) minutes to comment on the BOCC Draft New Market Region Plan and organizations recognized by the president of the Board of County Commissioners will have 10 minutes to speak.

The New Market Region Plan is a long-range guide for growth, development and land use decisions in the New Market Region. The Plan update also includes a Comprehensive Land Use Plan map and Zoning map, which will be displayed at the hearing.

Limited copies of the Region Plan and Comprehensive Plan map and Zoning map will be available beginning Tuesday, April 11, 2006 at the Division of Planning, 12 East Church Street, Frederick, Maryland. The Plan text and maps will also be available on the County’s website: [www.co.frederick.md.us/planning](http://www.co.frederick.md.us/planning) (click on ‘Comprehensive Planning’ ‘Region Plans’ ‘New Market Region’)

Questions or comments on the New Market Region Plan may be delivered to Tim Goodfellow, Project Planner, in the Division of Planning, 12 East Church Street, Frederick, Maryland 21701 or e-mailed to [tgoodfellow@fredco-md.net](mailto:tgoodfellow@fredco-md.net).

**PLANNING COMMISSION AGENDA ITEMS  
SCHEDULED FOR APRIL 12, 2006  
9:30 A.M.**

**FRO TEXT AMENDMENT**

Proposed Amendments and Revisions to the Frederick County Forest Resource Ordinance (FRO) – Applicant: Commissioner John L. Thompson. Changes regard “unconstitutional taking” and afforestation/reforestation thresholds. Staff will present alternative recommended changes. (Stephen O’Philips)

**DPDR AUTOMATIC ANNUAL FEE  
ADJUSTMENT**

Proposed automatic annual adjustment of DPDR Fees. (Gary Hessong & Kathy Mitchell)

**AGRICULTURAL CLUSTER PLANS**

Oland View– (Continued from January 2006 meeting) Requesting approval for 5 new residential lots totaling 7.15 acres, leaving a 181 acre remainder, located along Oland Road, east of New Design Road. Zoned: Agriculture (A) Brunswick Planning Region. Tax Map 103/Parcel 45 File #: M-2821; Hansen #: 4221 (Stephen O’Philips)

**PRELIMINARY PLATS**

Main’s Heights - Requesting approval of a 59-lot subdivision (41 single-family and 18 townhouses) on 16.7 acres. Zoned: R-3 Residential, located West side Mains Lane, north side Bartonville Road. Tax Map 78/Parcels 243 & 681. File#: S-002 Hansen #: 4331 & 4332 (Stephen O’Philips)

**COMBINED PRELIMINARY/FINAL PLANS**

Picnic Woods Estates Section IV, Lots 9A-9C – Requesting approval for 2 new lots and a remainder in a major subdivision and a driveway spacing modification, located on the northwest side of Picnic Woods Rd, south of Biddle Rd. Zoned: (R-1) Residential, Middletown Planning Region. Tax Map 64/Parcel 218 File #: S-615; Hansen #: 4561 (Michael Wilkins)

**SITE PLANS**

Modern Auto Body – Requesting Site Plan approval for a 2,500 sq ft addition to an existing 9,919 sq ft building, located on the west side of Reichs Ford Rd, across from Vantage Way. Zoned: (GI) General Industrial, Frederick Planning Region. Tax Map 77/Parcel 183 File #: SP81-05; Hansen #: 4530 (Michael Wilkins)

Abrams Property (Westview South) Lot 210 - Requesting approval for a four building warehouse/office flex-space on 14.2 acres. Zoned: MXD, located southeast quadrant of New Design Road and Executive Way (Extended) in the Adamstown Planning Region. Tax Map 86 /Parcel 3. File #: SP-98-36 Hansen #: 4449 (Stephen O’Philips)

Kingsbrook Crossing Retail Center - Requesting Site Plan Approval for an 8,533 square foot one story retail center with 39 new parking spaces. Located on 15.22 acres, Situated in the Kingsbrook Shopping Center located on the northwest corner of the Corporate Boulevard and New Design Road (Kingsbrook PUD), Zoned: Planned unit Development (PUD) Frederick Planning Region. Tax Map: 86 Parcel 55, File #: SP-89-20 Hansen #: 4316 (Justin Horman)

(Continued on page 5)

(Continued from page 4)

Mount Saint Mary's Dormitory - Requesting Site Plan Approval for a 52,545 square foot dormitory and parking lot expansion on 12.8 acres, Located at the intersection of Annandale Road and Old Emmitsburg Road, Zoned: Agriculture (AG), Emmitsburg Planning Region, Tax Map 8, Parcel 68, File # SP-84-22, Hansen # 4157. (Justin Horman)

**PLANNING COMMISSION AGENDA ITEMS  
SCHEDULED FOR APRIL 19, 2006  
2:00 P.M.**

**MALPF DISTRICT APPLICATIONS**

AD-06-03 – Shriver Property

248 acres located on both sides of Four Points Road, south of Taneytown Pike (MD Rt. 140).

AD-06-04 - Hatter Property (Contract Purchaser)

175 acres located north of Motter Station Road, west of Old Frederick Road, and east of U.S. Route 15.

**PRESENTATION OF 2005 PUPIL YIELD STUDY RESULT (Soter/Barnes)**

**PRESENTATION OF COMMERCIAL LAND INVENTORY INFORMATIONAL (Soter/DeMorett)**

**EMMITSBURG ANNEXATIONS (Denis Superczynski)**

Horace H. & Jeffrey H. Waybright - Request for a 39.69 acre property to be annexed into the Town of Emmitsburg. The property is situated on the east side of US 15, east of

Creamery Road, and adjacent to the future site of the Emmitsburg Glass Company and the Emmitsburg Wastewater Treatment Plant. A 3.98 acre portion of US 15 is included in the application to prevent the establishment of an enclave. Zoned: Agriculture (A) Thurmont Planning Region. (Denis Superczynski)

**CERTIFICATE COURSE IN URBAN PLANNING**

The Maryland Department of Planning (MDP), in conjunction with the University of Maryland, offers a two-day planning course for volunteer planning commissioners, zoning board members, real estate practitioners, elected and appointed officials and others responsible for making decisions about future growth and development in localities across Maryland. Upon completion of the course, participants will receive a Certificate from the University of Maryland and MDP. Maryland Real Estate Licensees may receive up to 6 hours of continuing education credits for professional enhancement only.

The course covers such planning topics as planning and zoning law and regulations; Smart Growth; innovative planning tools; housing issues; and Smart Codes. Sessions are taught by professionals with expertise in the field. The course also features interactive exercises.

The cost of the course is \$135, which includes all course materials and refreshments. The fee for planning commissioners is \$25, which is refundable if the course is completed. Lunch is an additional \$10 per day. For further information or to register, contact Jim Cohen, Urban Studies and Planning Program, University of Maryland, 301-405-6795 or [jcohen@ursp.umd.edu](mailto:jcohen@ursp.umd.edu).

**Dates: May 13 and 20**

**Location: Frederick Community College**



## A Demographic Exploration of Frederick County Birth Statistics

Welcome to the April, 2006 edition of "A Demographic Exploration of Frederick County." This month, in the spirit of spring, the focus will be on birth statistics. The Maryland Department of Health and Mental Hygiene has just released its "Maryland Vital Statistics Annual Report 2004." The birth statistics focused on this month will be directly from this and previous years reports. For further information on the demographics and other statistics of Frederick County, please visit <http://www.co.frederick.md.us/>

Vital Statistics can be defined as the enumeration of data that concerns important events in human life. This month's article will focus on the human event of birth. In 2004, Frederick County residents experienced 2,954 births. In 2004, Frederick County dropped to the 8<sup>th</sup> highest county in Maryland in regards to the number of births. In 2003, Frederick County had the highest number of births since 1960. However, in 2004 the number of births was lower than 2003 and the 2002 totals (Figure 1). The 10-year average annual number of births, from 1995 to 2004, was 2,812. Hence, in 2004, Frederick County experienced only 142 more births than the 10-year average.

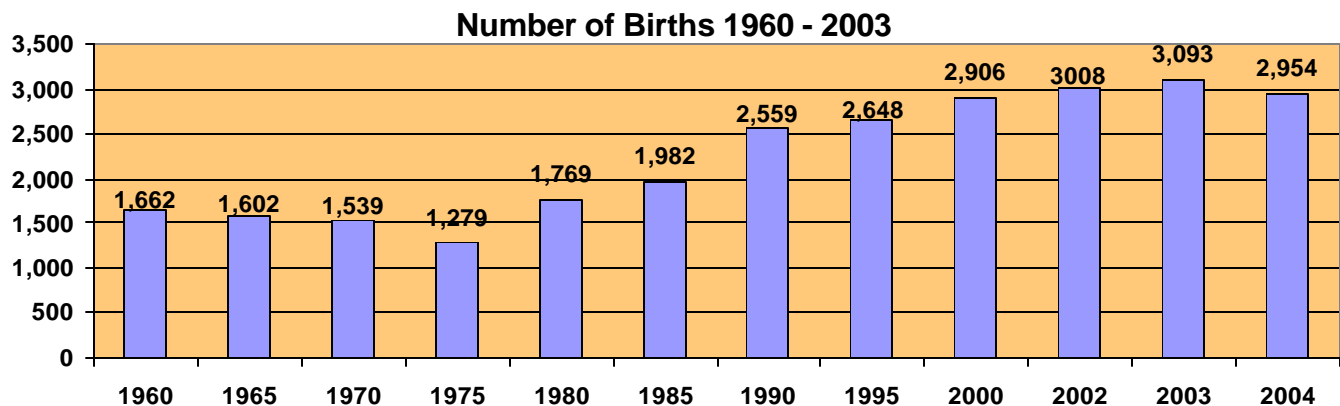


Figure 1

Even though the County has experienced an increase in the number of births, the birth rate has been steadily declining since 1960. The birth rate is a statistic that measures the number of live births per 1,000 population. In 1960, the birth rate for Frederick County was 23.0; in 2003, the birth rate was only 13.6. This means that in 1960, for every 1,000 people there were 23 births, in 2003, there were 13.6 births for every 1,000 people. The 2004 birth rate ties 1999 with having the lowest birth rate since 1960.

From 2000 to 2004, Frederick County residents experienced 14,858 births. 1 in every 13 births during this period were to Black mothers, 1 in every 18 births were to Hispanic mothers, and 1 in every 28 births were to Asian or American Indian mothers. The White Non-Hispanic population accounted for 12,265 births in the County. Since 2000, the percentage of the total number of births has been declining in the White Non-Hispanic population. While the percentage of births in the minority sectors of the population have been increasing. The greatest jump in the number of births is in the Hispanic population. In 2000, only 4% of the total births were to Hispanic mothers, in 2004, 8% of the births were to Hispanic mothers (Figure 2).



**Number and Percentage of Births by Race  
2000 - 2004**

	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
<b>All Races</b>	2,906 (100%)	2,897 (100%)	3,008 (100%)	3,093 (100%)	2,954 (100%)
<b>White Total</b>	2,610 (90%)	2,574 (89%)	2,641 (88%)	2,690 (87%)	2,535 (86%)
<b>White Non-Hispanic</b>	2,499 (86%)	2,471 (85%)	2,474 (82%)	2,503 (81%)	2,318 (78%)
<b>Black</b>	209 (7%)	231 (8%)	250 (8%)	247 (8%)	251 (8%)
<b>American Indian and Asian or Pacific Islander</b>	73 (3%)	66 (2%)	94 (3%)	139 (4%)	158 (5%)
<b>Hispanic</b>	115 (4%)	106 (4%)	171 (6%)	199 (6%)	229 (8%)

Figure 2

The average birth rate for all races, from 2000 to 2004, was 14.3. The Hispanic population's birth rate was almost double this average at 27.1. The Hispanic and Black population have consistently had higher birth rates in Frederick County than the White population. In 2004, the Hispanic population had the highest birth rate at 27.1 births per 1,000 people. The Black population came in second with 15.0 births per 1,000 people. The White population experienced the lowest birth rate at only 13.1, in 2004.

The general fertility rate in Frederick County during 2004 was 61.7. The general fertility rate is a statistic that measures the number of births per 1,000 to mothers between the ages of 15 and 44 years old. The highest general fertility rate is found amongst the Hispanic population, where there are 107.6 births per 1,000 people between the ages of 15 and 44. This is significantly higher than the White population's general fertility rate of only 60.2.

The majority of births in Frederick County occur to mothers between the ages of 30 to 34. From 2000 to 2004, mothers between the ages of 30 to 34 averaged 942 births every year. The second age cohorts for number of births are mothers between the ages of 25 to 29. On average, 1 in every 4 births in Frederick County is to women between the ages of 25 to 29. Mothers between the ages of 20-24 and 35-39 flip flop between third place throughout 2000 to 2004. In 2004, Frederick County ranked 6<sup>th</sup> highest in number of births to mothers under 18 years old. In the past 5 years, 2000 to 2004, there were only 9 births to mothers under the age of 15. Mothers between the ages of 15 to 17 averaged 52 births every year between 2000 and 2004 (Figure 3).

Number of Births by Age of Mother 2000 - 2004					
	2000	2001	2002	2003	2004
<b>All Ages</b>	2,906	2,897	3,008	3,093	2,954
<b>Under 15</b>	2	3	1	1	2
<b>15 to 17</b>	51	44	58	52	55
<b>18 to 19</b>	131	127	127	137	126
<b>20-24</b>	450	518	514	504	519
<b>25-29</b>	789	717	786	795	761
<b>30-34</b>	937	919	958	977	919
<b>35-39</b>	450	473	460	512	475
<b>Over 40</b>	96	96	102	115	97

Figure 3

The Black population of Frederick County had the highest percentage, 18%, of teenage mothers in 2004. The second highest percentage of teenage births was recorded in the Hispanic community, where 11% of the births were to teenage mothers. In 2004, Black teenage mothers had the highest recorded percentage of teenage births since 2000. In 2000, 17% of the births in the Black community were to teenage mothers. After 2000, the percentage of teenage Black mothers started to decline until 2004; in 2001, 13.4% were teenagers, 2002 13.2% were teenagers, and 2003 only 12.6% were teenagers. The Hispanic community was witnessed a significant jump in the births to teenage mothers since 2000. In 2000, only 4.3% (1 in every 23) of the Hispanic births were to teenage mothers, in 2001 10.4% were teenagers, in 2002 13.5% were teenage mothers, in 2003 10.1% were teenagers, and in 2004 11.4% or 1 in every 9 were teenagers (Figure 4).

Number and Percentage* of Births to Teenage Mothers by Race/Origin 2000 - 2004					
	2000	2001	2002	2003	2004
<b>All Races</b>	184 (6.3%)	174 (6.0%)	186 (6.2%)	190 (6.1%)	183 (6.2%)
<b>White Total</b>	144 (5.5%)	142 (5.5%)	143 (5.4%)	157 (5.8%)	137 (5.4%)
<b>White Non-Hispanic</b>	140 (5.6%)	131 (5.3%)	121 (4.9%)	138 (5.5%)	114 (4.9%)
<b>Black</b>	35 (16.7%)	31 (13.4%)	33 (13.2%)	31 (12.6%)	45 (17.9%)
<b>Hispanic</b>	5 (4.3%)	11 (10.4%)	23 (13.5%)	20 (10.1%)	26 (11.4%)

\* Percentage is based on total births in the specified racial or origin group.

Figure 4





In 2004, Frederick County saw the greatest percentage, 24%, of unmarried mothers giving birth within the past 5 years. Since 2000, on average 1 in every 4 births is to an unmarried women. Black unmarried women have the highest rate of births than any other race/origin category in Frederick County. On average, 1 in every 5 of unmarried mothers giving birth are Black. The second highest unmarried mother group is Hispanics. They have continued to increase their percentage to 29.6% in 2000 to 45.9% in 2004 (Figure 5).

Number and Percentage* of Births to Unmarried Mothers by Race/Origin 2000 - 2003					
	2000	2001	2002	2003	2004
<b>All Races</b>	615 (621.2%)	666 (23.0%)	698 (23.2%)	687 (22.2%)	694 (23.5%)
<b>White Total</b>	483 (18.5%)	518 (20.1%)	530 (20.1%)	538 (20.0%)	547 (21.6%)
<b>White Non-Hispanic</b>	451 (18.0%)	484 (19.6%)	462 (18.7%)	462 (18.5%)	450 (19.4%)
<b>Black</b>	120 (57.4%)	135 (58.4%)	143 (57.2%)	132 (53.4%)	131 (52.2%)
<b>Hispanic</b>	34 (29.6%)	34 (32.1%)	70 (40.9%)	81 (40.7%)	105 (45.9%)
* Percentage is based on total births in the specified racial or origin group.					

Figure 5

In essence, Frederick County has been experiencing more births; however the birth rate of the County has been decreasing. This is due to the balance of population increase and birth. Most of the births in Frederick County occur to mothers that are between the ages of 30-34. The highest concentration of unmarried and teenage mothers is found in the Black communities of Frederick County. Even though the trends are declining the numbers are very significant. The Hispanic population is also raising its trend toward more teenage and unmarried mothers. These high minority trends may be due to less White Non-Hispanic births and more minority births taking place in the County.

## ZONING

### BOA RESULTS - MARCH 23, 2006, 7:00 PM

THE NEXT MEETING OF THE BOARD OF APPEALS OF FREDERICK COUNTY WILL BE HELD ON THURSDAY, APRIL 27, 2006 IN THE FIRST FLOOR HEARING ROOM, WINCHESTER HALL, FREDERICK, MARYLAND.

- ? **B-04-16 David Griffin** (Continued from January 26, 2006 hearing) — Requesting a 22 ft. variance from the 40 ft. required front yard and a 40 ft. variance from the 50 ft. stream setback to construct an accessory building in a floodplain, located on the west side of Hansonville Rd., 900 ft. north of southern intersection with US Rt. 15 (Tax Map 48, Parcel 76) Zoned Agriculture **GRANTED WITH CONDITIONS**
- ? **B-05-47 Tommy and Patricia Worsley** (Continued from February 23, 2006 hearing) — Requesting a special exception to establish an auto repair facility, located on the south side of US Rt. 40, 1,200 ft. east of Pleasant Walk Rd. (Tax Map 37, Parcel 225, Lot 2) Zoned Agricultural **NOT HEARD—CONTINUANCE AT FEB. 23, 2006 MEETING WAS FOR UP TO ONE YEAR**
- ? **B-06-02 WITHDRAWN**
- ? **B-06-03 Hostetter Grain Inc. c/o Gary W. Hostetter** — Requesting a special exception for expansion of a legal non-conforming use by adding a 93 ft. high grain storage silo, located on the south west side of Kelly Road and Pleasant Oak Road, east of MD Rt. 26 (Tax Map 58, Parcel 76) Zoned Residential (R-1) **GRANTED WITH CONDITIONS**
- ? **B-06-04 Timothy T. Trietley** — Requesting a special exception for a proposed addition and proposed improvements to existing dwelling located in a FEMA floodplain, located on the east side of Old Frederick Road, northeast corner of Old Frederick Road and Shryock Road (Tax Map 33, Parcel 27) Zoned Agricultural **GRANTED WITH CONDITIONS**
- ? **B-06-05 Paul and June Sill** — Requesting a special exception to establish an accessory apartment, located on the west side of Dance Hall Road, ½ mile north of Gas House Pike (Tax Map 68, Parcel 170, Lot 3) Zoned Agricultural **GRANTED WITH CONDITIONS**
- ? **B-06-06 Lilypons Water Gardens Inc. c/o Harris, Smariga & Associates** — Requesting a special exception for a proposed retail greenhouse showroom, warehouse, and office facility, located on

the north side of Lily Pons Road approximately 3200 ft. west of Park Mills Road (Tax Map 104, Parcel 18) Zoned Resource Conservation **GRANTED WITH CONDITIONS**

Contact **Rick Brace** (301-696-2940) [rbrace@fredco-md.net](mailto:rbrace@fredco-md.net) or **Craig Terry** (301-694-1351) [cterry@fredco-md.net](mailto:cterry@fredco-md.net) for more information.

### BOA AGENDA - APRIL 27, 2006, 7:00 PM

CASES NOT HEARD ON THURSDAY, APRIL 27, 2006 WILL BE CONTINUED TO THE FOLLOWING MONDAY OR AS IS DETERMINED BY THE BOARD.

- ? **B-05-41 Kimberly Anne McMillan-Stakes** (Continued from January 26, 2006 — Requesting a special exception to establish a kennel (animal rescue) for cats, located on the east side of Putman Road, approximately 1,400 ft. north of Fish Hatchery Road (Tax Map 40, Parcel 257) Zoned Agriculture
- ? **B-06-07 Cingular/SBA Network Services, Inc. c/o Andrew Draft** — Requesting a special exception to establish a 198 ft. high communications monopole and attendant equipment cabinet area, located on the King property at 10102 Rocky Ridge Rd., located approximately 1,100 ft. north of the north side of MD Rt. 77, 1,000 ft. east of Motters Station Road closer to the railroad tracks (Tax Map 27, Parcel 88) Zoned Agriculture
- ? **B-06-08 Christopher and Jennifer Peduzzi** — Requesting a 10 ft. variance from the 25 ft. rear building restriction line to retain an enclosed porch and place an accessory apartment and a special exception to establish an accessory apartment, located on the northwest side of Nightingale Court, 250—300 ft. west of Boyers Mill Road in Nightingale Village, Lake Langanore (Tax Map 79, Parcel 188 Lot 12) Zoned Planned Unit Development
- ? **B-06-09 Lauren and John Connors** — Requesting a 16 ft. variance from the 40 ft. required front yard setback for a garage, located on the northwest corner of the intersection of Lee Hill Drive and Lee Hill Circle (Tax Map 89, Parcel 197, Lot 11) Zoned R-1 Residential
- ? **B-06-10 Peter and Elizabeth McMahon** — Requesting a special exception to establish an artisan and craft shop (woodworking), located on the south side of Legore Road, 600 feet west of Hiney Road (previously a butcher shop) (Tax Map 34, Parcel 213, Lot 11) Zoned Agriculture